



OUR PROPERTIES

Candor TechSpace K1

KOLKATA

Candor TechSpace K1, a Grade-A office SEZ, is a new-age work destination in the vibrant IT/ITeS hub of Newtown, Kolkata. It is the largest campus-style office space development in eastern India. Its strategic placement amidst essential social infrastructure such as hotels, hospitals, malls and educational institutions, alongside housing options, is redefining the workspace

narrative for stakeholders seeking convenience and connectivity. Encompassing a wide array of amenities, this office park cultivates a dynamic and values-driven environment that transcends traditional working hours. With its lush greenery, tranquil water features and collaborative spaces, it offers an idyllic backdrop, ensuring a superior work experience for all.

CANDOR TECHSPACE K1, KOLKATA PROVIDES DIVERSE WORKPLACE OPTIONS, INCLUDING A WARM SHELL THAT FITS SPECIFIC REQUIREMENTS, A CUSTOMIZED WORKPLACE FURNISHED AS PER SPECIFICATION AND PLUG AND PLAY SOLUTIONS FOR A PREMIUM EXPERIENCE.





CERTIFICATIONS

- IGBC Gold Rated
- British Safety Council 5 Star Rated
- National 5S Excellence Award by CII
- ISO 9001, 14001 and 45001 and Energy Management System 50001 certified
- BEE 5-Star Rated
- GRESB 2023 5 Star Rated portfolio



ELEVATING EVERYDAY EXPERIENCES

- Vibrant outdoor spaces, collaborative hubs, and curated experiences promote interaction and inspiration
- Extensive green cover and air purifiers deliver rejuvenating, cleaner air for well-being
- Amenities include a health club, gymnasium, crèche, sports ground, banquet hall, indoor pool, and diverse F&B experience for a vibrant environment
- Technology-led campus management features visitor management, network and data management, building systems, RFID-based parking, and environmental sensors for security and sustainability
- Inclusive design features like wheelchair support, tactile indicators, automated lift entry/exit, and braille ensure seamless movement for all
- Diverse retail outlets, banking, transportation, salon, and cater to various needs
- Comprehensive healthcare support includes a pharmacy, 24x7 paramedic service, and ambulance provision



KEY STATISTICS

48.4 Acres

CAMPUS AREA

5.9M sf

TOTAL LEASABLE AREA

2.8M sf

AREA LEASED

₹27,967M

MARKET VALUE

PRIORITIZING SUSTAINABILITY

Eco-Powered Infrastructure

100% Green energy powered campus

EV charging
Facilities integrated

High-SRI treatment
Mitigating heat island effect

Resource Conservation Innovations

Climate responsive
Façade design with DGU glazing across all offices

On-site wastewater treatment and reuse for non-domestic purposes

Air-quality purifiers
Installed to maintain higher AQI index within the workspace

Rainwater harvesting and groundwater recharge system

Water management and organic waste treatment systems

>95%
Efficiency for filtering of PM10 and PM2.5 entrapment



Efficiency Enhancement Strategies

>50%
Regularly occupied spaces are **daylit**

~30%
Reduced energy consumption from standard baseline

Certified green and sustainable building materials

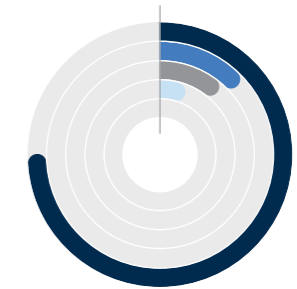
Low-flow fixtures
For reduced water consumption

TOP TENANTS

(As per Gross Contracted Rentals)

- Cognizant Technology Solutions India Private Limited
- Tata Consultancy Services Limited
- Accenture Solutions Private Limited
- Capgemini Technology Services India Limited
- Genpact India Private Limited

TENANT PROFILING
Sector-wise occupancy



- 74% Technology
- 12% BFSI
- 10% Financial Services
- 4% Others

ON-CAMPUS DEVELOPMENTS

Candor TechSpace K1, Kolkata is currently undergoing significant expansion to evolve into a future-ready business destination. The mixed-use commercial development projects are progressing well, promising a dynamic transformation.

576K sf
COMMERCIAL USE

585K sf
OFFICE USE

1,523K sf
MIXED-USE DEVELOPMENT

568K sf
NEW LEASES

383K sf
AREA RE-LEASED

₹ 288M
INVESTED FOR ASSET UPGRADATION